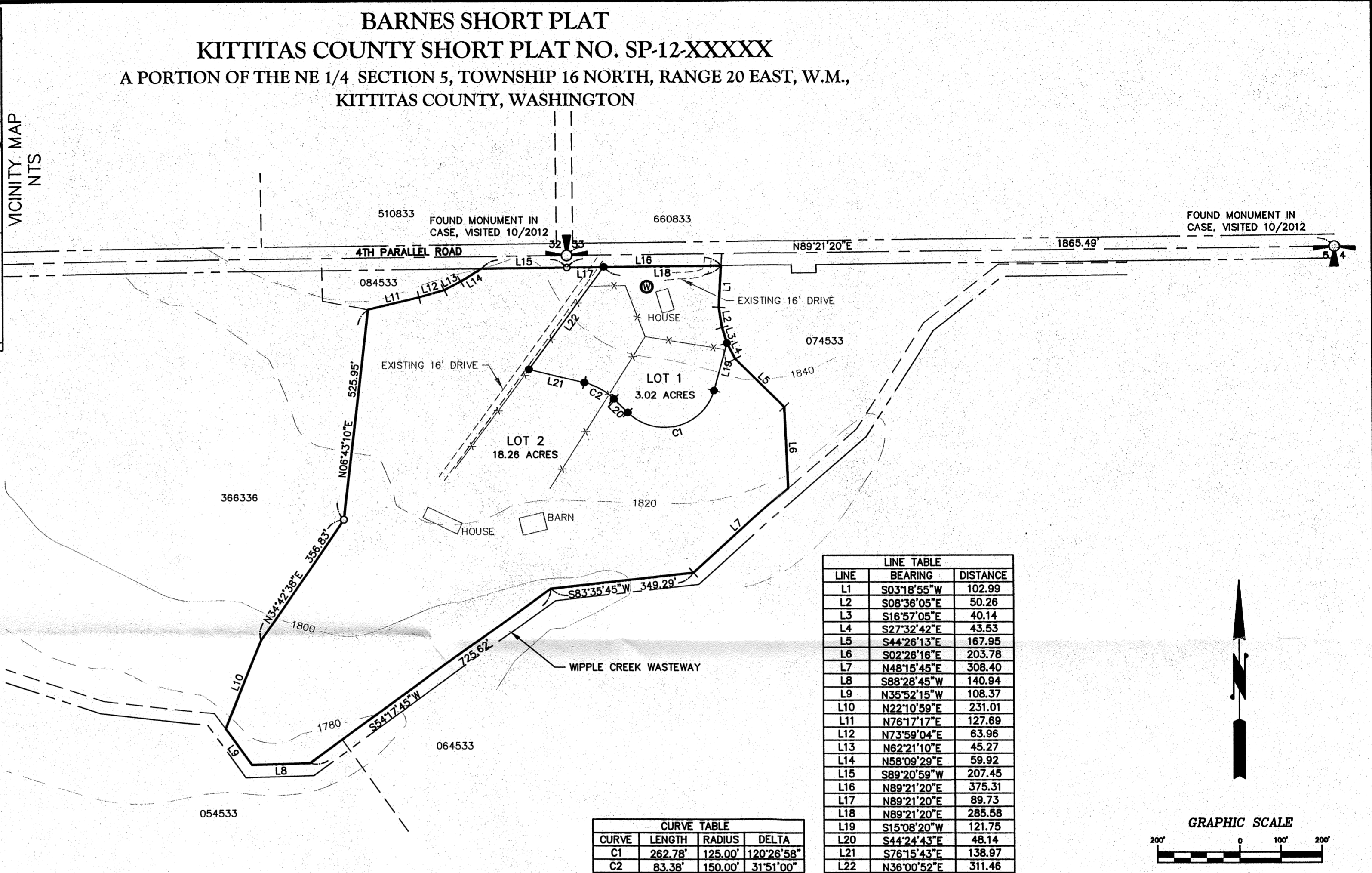
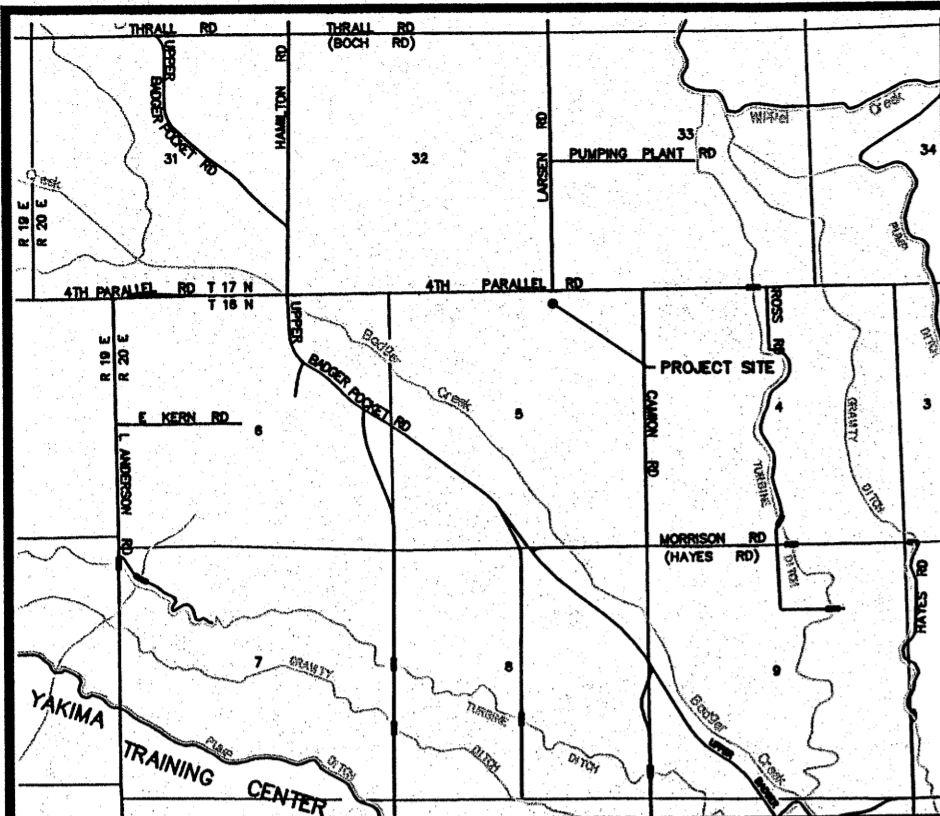
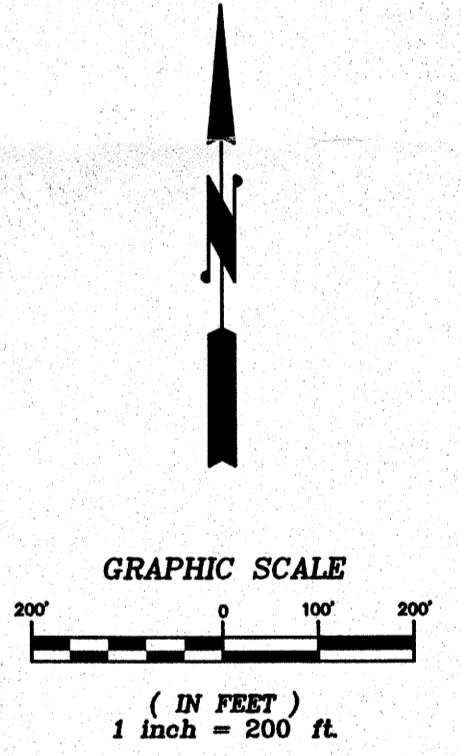


BARNES SHORT PLAT
KITTITAS COUNTY SHORT PLAT NO. SP-12-XXXXX
 A PORTION OF THE NE 1/4 SECTION 5, TOWNSHIP 16 NORTH, RANGE 20 EAST, W.M.,
 KITTITAS COUNTY, WASHINGTON



| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S03°18'55"W | 102.99 |
| L2 | S08°36'05"E | 50.26 |
| L3 | S16°57'05"E | 40.14 |
| L4 | S27°32'42"E | 43.53 |
| L5 | S44°26'13"E | 167.95 |
| L6 | S02°26'16"E | 203.78 |
| L7 | N48°15'45"E | 308.40 |
| L8 | S88°28'45"W | 140.94 |
| L9 | N35°52'15"W | 108.37 |
| L10 | N22°10'59"E | 231.01 |
| L11 | N76°17'17"E | 127.69 |
| L12 | N73°59'04"E | 63.96 |
| L13 | N62°21'10"E | 45.27 |
| L14 | N58°09'29"E | 59.92 |
| L15 | S89°20'59"W | 207.45 |
| L16 | N89°21'20"E | 375.31 |
| L17 | N89°21'20"E | 89.73 |
| L18 | N89°21'20"E | 285.58 |
| L19 | S15°08'20"W | 121.75 |
| L20 | S44°24'43"E | 48.14 |
| L21 | S76°15'43"E | 138.97 |
| L22 | N36°00'52"E | 311.46 |

| CURVE | LENGTH | RADIUS | DELTA |
|-------|---------|---------|------------|
| C1 | 262.78' | 125.00' | 120°26'58" |
| C2 | 83.36' | 150.00' | 31°51'00" |



APPROVALS

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED THIS ____ DAY
 OF _____ A.D., 20____

KITTITAS COUNTY ENGINEER

COMMUNITY DEVELOPMENT SERVICES

I HEREBY CERTIFY THAT THE "BARNES" SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.

DATED THIS ____ DAY OF _____ A.D., 20____

KITTITAS COUNTY PLANNING OFFICIAL

KITTITAS COUNTY HEALTH DEPARTMENT

PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF SEPTIC TANKS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL FOR SOME, BUT NOT NECESSARILY ALL BUILDING SITES WITHIN THIS SHORT PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS.

DATED THIS ____ DAY OF _____ A.D., 20____

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE SHORT PLAT IS NOW TO BE FILED.

DATED THIS ____ DAY OF _____ A.D., 20____

KITTITAS COUNTY TREASURER

ORIGINAL TAX PARCEL NO.: 386336
 MAP NO. 16-20-05000-0030

LEGEND

CLOSING CORNER, AS NOTED

FOUND 5/8" IRON ROD & CAP, LS 18078

SET 5/8" IRON ROD & CAP, LS 45503

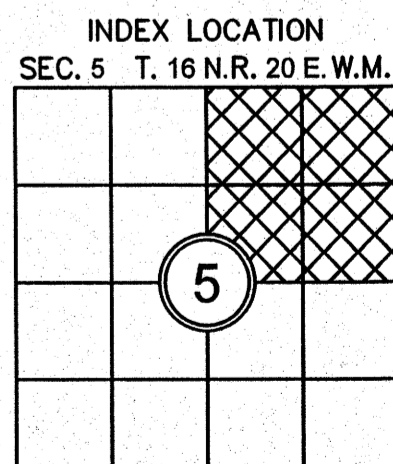
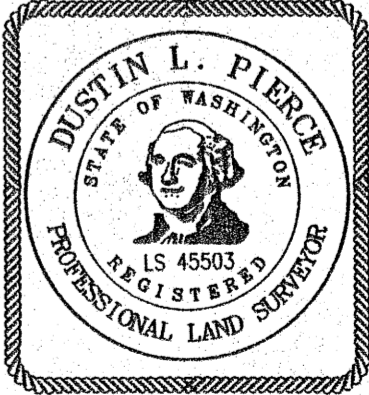
RECORD INFORMATION

NOTES:

- THE PURPOSE OF THIS SURVEY ILLUSTRATE PARCELS AS SHOWN HEREON TO FACILITATE AN APPLICATION FOR A SHORT PLAT TO BE FILED WITH KITTITAS COUNTY.
- THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
- FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
 - BOOK 18 OF SURVEYS, PAGE 142, AFN: 547681

RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

RECEIVED
 DEC 27 2012
 KITTITAS COUNTY
 CDS



RECORDER'S CERTIFICATE _____

FILED FOR RECORD THIS ____ DAY OF ____ 20__ AT ____ M.

IN BOOK ____ OF ____ AT PAGE ____ AT THE REQUEST OF

DUSTIN L. PIERCE
 SURVEYOR'S NAME

JERALD V. PETTIT
 County Auditor

Deputy County Auditor

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF BETTY BARNES

IN DEC. 2012

DUSTIN L. PIERCE DATE
 CERTIFICATE NO. 45503

Encompass
 ENGINEERING & SURVEYING

Western Washington Division
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055

Eastern Washington Division
 108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

SHORT PLAT
 PREPARED FOR
 BETTY BARNES
 A PORTION OF THE NE 1/4 OF SECTION 5,
 TOWNSHIP 16 NORTH, RANGE 20 EAST, W.M.

| | |
|-----------------|------------|
| KITTITAS COUNTY | WASHINGTON |
| DWN BY | DATE |
| DLP | 12/2012 |
| CHKD BY | SCALE |
| GW | 1" = 200' |
| JOB NO. | SHEET |
| 12090 | 1 OF 2 |

SP-12-XXXXX

OWNER:

WILLIAM C. BALL
6210 4TH PARALLEL RD.
ELLENSBURG, WA 98926

- PARCEL NO.: 386336
- MAP NO.: 16-20-05000-0030
- PARCEL AREA: 21.28 AC.
- ZONE: AGRICULTURAL 20 (AG-20)
- PROPOSED LOTS: 2
- WATER SOURCE: INDIVIDUAL WELLS
- SEWER SOURCE: INDIVIDUAL SEPTIC/DRAINFIELDS

**BARNES SHORT PLAT
KITTITAS COUNTY SHORT PLAT NO. SP-12-XXXXX
A PORTION OF THE NE 1/4 SECTION 5, TOWNSHIP 16 NORTH, RANGE 20 EAST, W.M.,
KITTITAS COUNTY, WASHINGTON**

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, WILLIAM CHARLES BALL AND BETTY BARNES, AS THEIR SEPARATE ESTATE, OWNERS IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND SHORT PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF _____, A.D., 20__

_____ WILLIAM CHARLES BALL _____ BETTY BARNES

ACKNOWLEDGMENT

STATE OF _____)
) S.S.
COUNTY OF _____

ON THIS DAY PERSONALLY APPEARED BEFORE ME _____

_____ TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT SIGNED THE SAME AS _____ FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED. GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 20__

_____ NOTARY PUBLIC IN AND FOR THE STATE OF _____
RESIDING AT _____
MY APPOINTMENT EXPIRES: _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WASHINGTON MUTUAL BANK THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF _____, A.D., 20__

NAME _____ NAME _____
TITLE _____ TITLE _____

ACKNOWLEDGMENT

STATE OF _____)
) S.S.
COUNTY OF _____

ON THIS ____ DAY OF _____, 20__ BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF _____, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ PRESIDENT AND _____ SECRETARY, RESPECTIVELY, OF _____ THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT _____ AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED (IF ANY) IS THE CORPORATE SEAL OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

_____ NOTARY PUBLIC IN AND FOR THE STATE OF _____
RESIDING AT _____
MY APPOINTMENT EXPIRES: _____

EXISTING LEGAL DESCRIPTION:

PARCEL F OF THAT CERTAIN SURVEY, RECORDED MARCH 30, 1992, IN BOOK 18 OF SURVEYS, PAGE 142, UNDER AUDITOR'S FILE NO. 547881, BEING A PORTION OF THE NORTH HALF OF SECTION 5, TOWNSHIP 16 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

KRD NOTES:

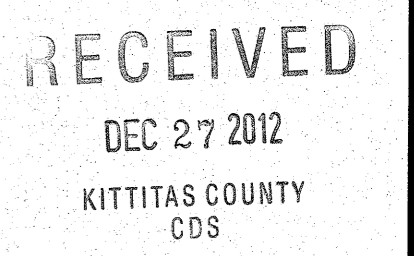
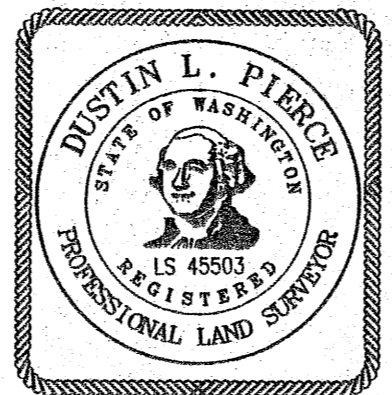
1. ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1 HAS 3.00 IRRIGABLE ACRES AND LOT 2 HAS 20.00 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACRES.
2. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
3. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PROPERTY. THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT.
4. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
5. KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.

ADJACENT PROPERTY OWNERS:

1. APN: 064533 - MARK P. HANSEN, 110 CAMION RD., ELLENSBURG, WA 98926.
2. APN: 074533 - TESSA J. BROOKMAN & JAMES S. MANECKE, 6330 4TH PARALLEL RD., ELLENSBURG, WA 98926.
3. APN: 084533 - JEFFREY M. GORMAN, 4750 UMP TANUM RD., ELLENSBURG, WA 98926.
4. APN: 366336 - KIM M. WITTY, 5700 4TH PARALLEL RD., ELLENSBURG, WA 98926.
5. APN: 510833 - ELVIN R. DEKONING, 6021 4TH PARALLEL RD., ELLENSBURG, WA 98926.
6. APN: 660833 - C & S BARTSMA LLC, 1160 LARSON RD., ELLENSBURG, WA 98926.
7. APN: 54533 - DOUBLE K RANCH LLC, 10161 UPPER BADGER POCKET RD., ELLENSBURG, WA 98926.

NOTES:

1. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABOUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
2. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITTITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
3. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
4. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY.
5. THE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
6. ENTIRE PRIVATE ROAD SHALL ACHIEVE 95% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITTITAS COUNTY ROAD STANDARDS, 9/6/05 EDITION, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.
7. KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
8. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUNDWATER EXEMPTION (RCW 90.44.050) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
9. ALL DEVELOPMENT MUST COMPLY WITH THE 2009 INTERNATIONAL FIRE CODE.
10. THIS SHORT PLAT HAS EXHAUSTED THE USE OF THE ONE TIME SPLIT PROVISION ALLOWED PER KITTITAS COUNTY CODE. NO FURTHER ONE TIME SPLITS ARE ALLOWED FOR THE SUBJECT PARCELS AND SUBSEQUENT PARCELS CREATED VIA THIS SHORT PLAT.
11. THE SUBJECT PROPERTY IS WITHIN OR NEAR DESIGNATED NATURAL RESOURCE LAND OF LONG-TERM COMMERCIAL SIGNIFICANCE ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION. (RCW 36.70A.060(1)) COMMERCIAL NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. (RCW 7.48.305)
12. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS REGARDING ROAD AND ACCESS DEVELOPMENT REQUIREMENTS AND PERMITS.



| | | | | | | | | | |
|---|---|---|--|----------------------|------------------------|-------------------------|----------------------|---------------------------|-------------------------------|
| <p>RECORDER'S CERTIFICATE</p> <p>FILED FOR RECORD THIS ____ DAY OF ____ 20__ AT ____ M.</p> <p>IN BOOK ____ OF ____ AT PAGE ____ AT THE REQUEST OF _____ SURVEYOR'S NAME JERALD V. PETTIT County Auditor Deputy County Auditor</p> | <p>SURVEYOR'S CERTIFICATE</p> <p>THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF <u>BETTY BARNES</u></p> <p>IN <u>DEC</u> 20<u>12</u></p> <p align="right">_____ DUSTIN L. PIERCE DATE CERTIFICATE NO. <u>45503</u></p> | <p align="center">Encompass ENGINEERING & SURVEYING</p> <p align="center">Western Washington Division 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055</p> <p align="center">Eastern Washington Division 108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419</p> | <p align="center">SHORT PLAT PREPARED FOR BETTY BARNES A PORTION OF THE NE 1/4 OF SECTION 5, TOWNSHIP 16 NORTH, RANGE 20 EAST, W.M.</p> <p align="center">KITTITAS COUNTY WASHINGTON</p> <table border="1" style="width: 100%;"> <tr> <td style="width: 33%;">DWN BY DLP</td> <td style="width: 33%;">DATE 12/2012</td> <td style="width: 33%;">JOB NO. 12090</td> </tr> <tr> <td>CHKD BY GW</td> <td>SCALE 1" = 200'</td> <td>SHEET 2 OF 2</td> </tr> </table> | DWN BY DLP | DATE 12/2012 | JOB NO. 12090 | CHKD BY GW | SCALE 1" = 200' | SHEET 2 OF 2 |
| DWN BY DLP | DATE 12/2012 | JOB NO. 12090 | | | | | | | |
| CHKD BY GW | SCALE 1" = 200' | SHEET 2 OF 2 | | | | | | | |